

IN RE: PETITION FOR VARIANCE
N/S Church Road, 80' W of the c/l of
Gunpowder Road
(3898 Church Road)
6th Election District
3rd Councilmanic District

E. James Frack, Jr., et ux, Owners;
Randy Niles, et ux, Contract Purchasers

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-479-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, E. James Frack, Jr., and his wife, Barbara S. Frack, and the Contract Purchasers, Randy and Linda Niles. The Petitioners seek variance relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 10 feet in lieu of the required 35 feet for a proposed single family dwelling. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing on behalf of the request were Jim and Barbara Frack, property owners, Randy Niles, Contract Purchaser, and Eugene F. Raphael, Professional Land Surveyor who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel containing a gross area of 12.062 acres, more or less, zoned R.C.2., located on the northwest side of Church Road, approximately 80 feet northwest of its intersection with Gunpowder Road in northern Baltimore County. The property is accessed via a 40-foot driveway access easement off of Church Road. As shown on the site plan, the property is divided into two sections by a 100 year floodplain and a drainage and utility easement. In addition to their acquisition of this parcel, Mr. & Mrs. Niles also propose to acquire a small, triangular shaped

ORDER RECEIVED FOR FILING

Date

By

parcel, located immediately adjacent to and south of the subject property, identified as Parcel A on the site plan.

As noted above, the Petitioners have contracted to sell the subject property to Mr. and Mrs. Niles, who intend to develop same with a single family dwelling. Due to the site constraints associated with this parcel, and its unusual configuration, the Petitioners cannot meet the 35-foot side setback requirement on both sides. Thus, variance relief is requested to locate the proposed dwelling so as to provide a 10-foot side yard setback along the south side property line. The proposed location of the house is driven by the 100-year floodplain which limits the developable area of this property. Moreover, the side property line which is affected by the requested variance divides the subject property from Parcel A, which, as noted above, will also be acquired by Mr. & Mrs. Niles. Thus, the setback, if approved, will be from another parcel owned by the same parties.

Based upon the testimony and evidence presented, I am persuaded to grant the variance. The uniqueness of this property is driven by the fact that same is divided by the floodplain area which is undevelopable. Moreover, I am persuaded that practical difficulty will result if relief were not granted and that there will be no adverse impacts to surrounding properties. In response to the Zoning Plans Advisory Committee (ZAC) comment by the Development Plans Review Division of the Department of Permits and Development Management (DPDM), dated June 16, 1999, it was indicated at the hearing that the applicant would not construct within 20 feet of the limits of the floodplain.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 30th day of July, 1999 that the Petition for Variance seeking relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 10 feet in lieu of the required 35 feet for a proposed single family dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

ORDER RECEIVED FOR FILING
Date 7/30/99
By [Signature]

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with the Zoning Plans Advisory Committee (ZAC) comment submitted by the Bureau of Development Plans Review division of the Department of Permits and Development Management (DPDM), dated June 16, 1999, a copy of which is attached hereto and made a part hereof.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 7/30/99
By [Signature]

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: June 16, 1999

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for June 14, 1999
Item No. 479

The Bureau of Development Plans Review has reviewed the subject zoning item. The rear of buildings may not be constructed within 20 feet of the limits of the flood plain as established for a 100-year flood level with a 1 foot freeboard. See Plate D19 in the Baltimore County Design Manual.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

RWB:HJO:jrb

cc: File

ZAC06149.479

RECEIVED JUN 21 1999

ORDER RECEIVED FOR FILING
Date 7/30/99
By [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

July 30, 1999

Mr. & Mrs. E. James Frack, Jr.
P.O. Box 24
Monkton, Maryland 21111

RE: PETITION FOR VARIANCE
N/S Church Road, 80' W of the c/l Gunpowder Road
(3898 Church Road)
6th Election District - 3rd Councilmanic District
E. James Frack, Jr., Owners/Randy Niles, et ux, Contract Purchasers - Petitioners
Case No. 99-479-A

Dear Mr. & Mrs. Frack:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Randy Niles
710 Rockaway Beach Avenue, Baltimore, Md. 21221

People's Counsel; Case File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Variance

FLOODPLAIN

to the Zoning Commissioner of Baltimore County

for the property located at #3898 CHURCH RD

which is presently zoned RC-2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A01.3.B.3.; BC22, TO

PERMIT A
~~The contract purchasers are requesting a variance for the sideyard building setback to be 10 feet~~
in lieu of ~~50 feet required~~, FOR A SINGLE FAMILY DWELLING.
THE REQUIRED 35ft.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

The 50 foot sideyard setback as shown on Lot 19, Plat 1, "Shannon" (S.M. 62, folio 100) makes it very difficult and creates a hardship due to the topography. The Variance requested is adjacent to a parcel of land in the same ownership, and will be conveyed by the grantor to the grantee as part of Lot 19.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

RANDY NILES LINDA NILES
Name - Type or Print
Randy Niles Linda Niles
Signature
710 ROCKAWAY BEACH AVE 410-574-2144
Address Telephone No.
BALTO MD 21221
City State Zip/Code

Attorney For Petitioner:

Name - Type or Print
Signature
Company
Address Telephone No.
State Zip Code

Legal Owner(s):

F. JAMES FRALIK JR.
Name - Type or Print
[Signature]
Signature
BARBARA S. FRALIK
Name - Type or Print
[Signature]
Signature
P.O. BOX 24 410-771-4613
Address Telephone No.
MONKTON MD. 21111
City State Zip Code

Representative to be Contacted:

E.F. RAPHEL
Name
205 COURTLAND AV
Address Telephone No.
TOWSON 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING
Reviewed By JCM Date 5-27-99

Case No. 99-479A

ORDER RECEIVED FOR FILING

Date 7/30/99
By [Signature]
REV 9/15/98

E.F. Raphael & Associates
Registered Professional Land Surveyors
205 Courtland Avenue
Towson, Maryland 21204

Phone (410) 825-3908

Fax (410) 825-1331

May 26, 1999

BEGINNING FOR SAME at a point on the North side of Church Road and the Westernmost side of Lot 19 at a distance of 80 feet Westerly from the intersection formed by the centerline of Gunpowder Road, extended, and the North side of Church Road as shown on Plat 1, Shannon, and recorded among the Land Records of Baltimore County in Plat Book 62, folio 100, running thence on the North side of said Church Road, North 54° 13' 32" East 10 feet to the Eastern outline of Lot 19, running thence on the Outline of said Lot 19, the nine following courses and distances; 1) North 34° 42' 23" West 37.73 feet, 2) North 9° 12' 00" West 217.48 feet, 3) North 18° 00' 18" East 303.00 feet, 4) North 40° 02' 26" East 83.05 feet, 5) Due North 153.00 feet, 6) North 36° 19' 28" West 402.61 feet, 7) North 84° 10' 00" West 633.31 feet, 8) South 19° 09' 05" West 609.74 feet, and 9) South 85° 18' 06" East 637.79 feet to Tract "A", thence on the outline of Tract "A" the two following courses and distances 1) South 56° 47' 43" East 243.00 feet, and 2) Due East 114.94 feet to Lot 19, thence on the outline of said Lot 19, South 18° 00' 18" West 138.15 feet, South 9° 12' 00" East 222.16 feet, and South 34° 42' 23" East 42.26 feet to the place of beginning.

479

99-479-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 065379

DATE 5-27-99

ACCOUNT 601 6150

RECEIVED

FROM: (10) UN2.

AMOUNT \$ 50.00

FOR:

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

UCM

CASHIER'S VALIDATION

99-479-A

PAID RECEIPT

1999-05 5/27/1999 14:35:21
REC 6005 CASHIER WHITE MRS. DEANER
Dep 5 520 ZORING OFFICE HATION
Receipt # 106536
CR NO. 065379

Receipt for \$50.00
50.00 CR
Baltimore County, Maryland

CERTIFICATE OF PUBLICATION

TOWSON, MD., 7/11, 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/11, 1999

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-479-A
3898 Church Road
N/S Church Road, 80' W of
centerline Gunpowder Road
6th Election District
3rd Councilmanic District
Legal Owner(s):

Barbara S. &

E. James Frick Jr.

Variance: to permit a side
yard building setback to be 10
feet in lieu of the required 35
feet.

Hearing: Tuesday, July 20,
1999 at 9:00 a.m. in Room
407, County Courts Bldg.,
401 Bestey Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped - Accessible; for
special accommodations.
Please Contact the Zoning
Commissioner's Office at
(410) 887-4386.

(2) For information concern-
ing the File and/or Hearing,
Contact the Zoning Review Of-
fice at (410) 887-3391.

7/04/99 July 1

C322767

CERTIFICATE OF POSTING

RE: Case No.: 99-479-A

Petitioner/Developer: FRACK, ETAL

40 GENE RAPHEL

Date of Hearing/Closing: 7/20/99

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #3898 CHURCH RD.

The sign(s) were posted on

7/3/99
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 7/10/99
(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

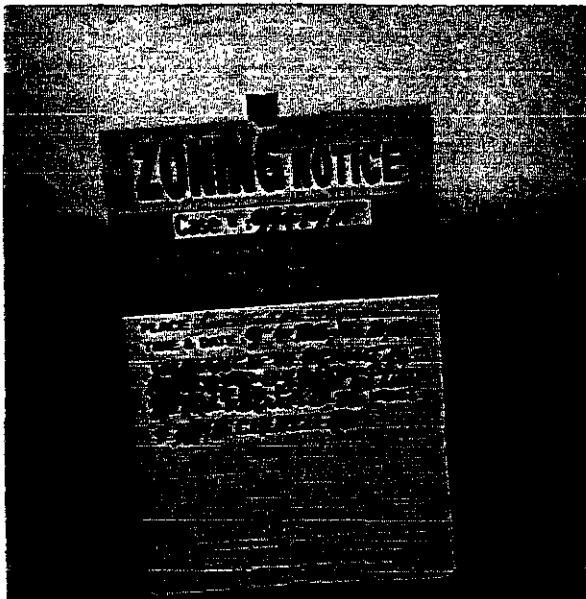
(Address)

Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

Pager (410) ~~646-8854~~ 905-8571
(Telephone Number)



99-479-A
#3898 CHURCH RD.
FRACK

7/20/99



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

June 14, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-479-A
3898 Church Road
N/S Church Road, 80' W of centerline Gunpowder Road
6th Election District – 3rd Councilmanic District
Legal Owner: Barbara S. & E. James Frack, Jr.

Variance to permit a side yard building setback to be 10 feet in lieu of the required 35 feet.

HEARING: Tuesday, July 20, 1999 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: Barbara & E. James Frack, Jr.
Linda & Randy Niles
E.F. Raphael

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JULY 5, 1999.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
July 1, 1999 Issue – Jeffersonian

Please forward billing to:

E. James Frack, Jr. 410-771-4613
P.O. Box 24
Monkton, MD 21111

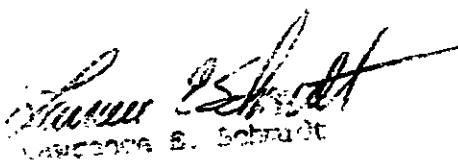
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LAWRENCE E. SCHMIDT

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbors property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 479

Petitioner: E. JAMES FRACK, JR.

Location: 3898 CHURCH RD.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: E. JAMES FRACK, JR.

ADDRESS: P.O. Box 24

MONKTON, MD. 21111

PHONE NUMBER: 410-771-4613

AJ:ggs

(Revised 04/09/93)



Printed on Recycled Paper

99-479-A

RE: PETITION FOR VARIANCE
3898 Church Road, N/S Church Rd,
80' W of c/l Gunpowder Rd
6th Election District, 3rd Councilmanic

Legal Owner: E. James & Barbara S. Frack, Jr.
Contract Purchaser: Randy & Linda Niles
Petitioner(s)


* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 99-479-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 23rd day of June, 1999 a copy of the foregoing Entry of Appearance was mailed to E.F. Raphael & Associates, 205 Courtland Avenue, Towson, MD 21204, representative for Petitioners.


PETER MAX ZIMMERMAN

B A L T I M O R E C O U N T Y , M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: June 16, 1999

FROM: Robert W. Bowling, Supervisor
 Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for June 14, 1999
 Item No. 479

The Bureau of Development Plans Review has reviewed the subject zoning item. The rear of buildings may not be constructed within 20 feet of the limits of the flood plain as established for a 100-year flood level with a 1 foot freeboard. See Plate D19 in the Baltimore County Design Manual.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

RWB:HJO:jrb

cc: File

RECEIVED JUN 21 1999

ZAC06149.479

for
7/20

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: June 8, 1999

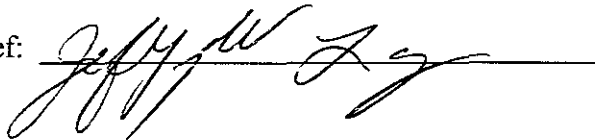
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):
Item No(s): 462, 476, and 479

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL



Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

June 16, 1999

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JUNE 7, 1999

Item No.: See Below Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

456, 457, 458, 459, 460, 461, 462, 464, 465, 466, 467,
468, 469, 470, 471, 472, 474, 475, 476, 477, 478, (479),
480, 483, 484, AND 485

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us

RECEIVED JUN 21 1999





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 6.4.99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 479

JCM

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Michael M. Lenhart, Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll-Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Jim FRACK

Box 24 Monkton Md. 21111

BARBARA FRACK

Box 24 MONKTON, MD. 21111

RANDY NILES

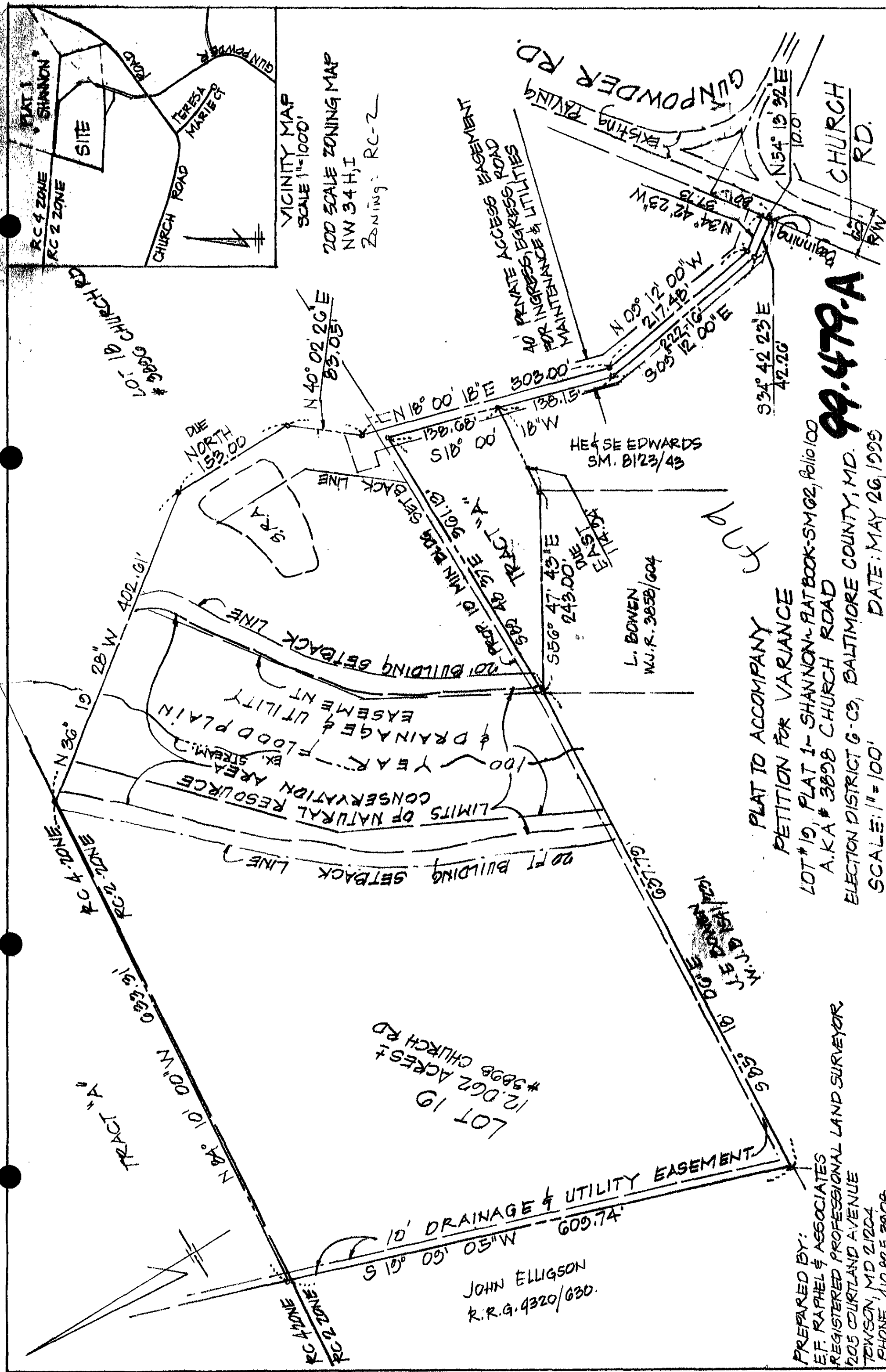
710 ROCKAWAY BEACH AVE

Ed Taylor

BALTO MD 21221

205 Courtland Ave. Towson





VICINITY MAP
SCALE 1"=1000'
200 SCALE ZONING MAP
NW 34 H, I
Zoning: RC-2

PLAT TO ACCOMPANY
PETITION FOR VARIANCE

LOT #19, PLAT 1- SHANNON- PLAT BOOK-SM62, folio 100
A.K.A # 3898 CHURCH ROAD
ELECTION DISTRICT G-C3, BALTIMORE COUNTY, MD.
SCALE: 1"=100' DATE: MAY 26, 1995

PREPARED BY:
E.F. RAPHEL & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYOR
205 COURTLAND AVENUE
TOWSON, MD 21204
PHONE 410 825 3908

JOHN ELLIGSON
R.R.G. 4320/630.

99-479-A



Baltimore County
Department of Permits and
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
Room 111
Return Service Requested

E. F. Raphael
205 Courtland Ave
Towson, MD 21204



Baltimore County
Department of Permits and
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
Room 111

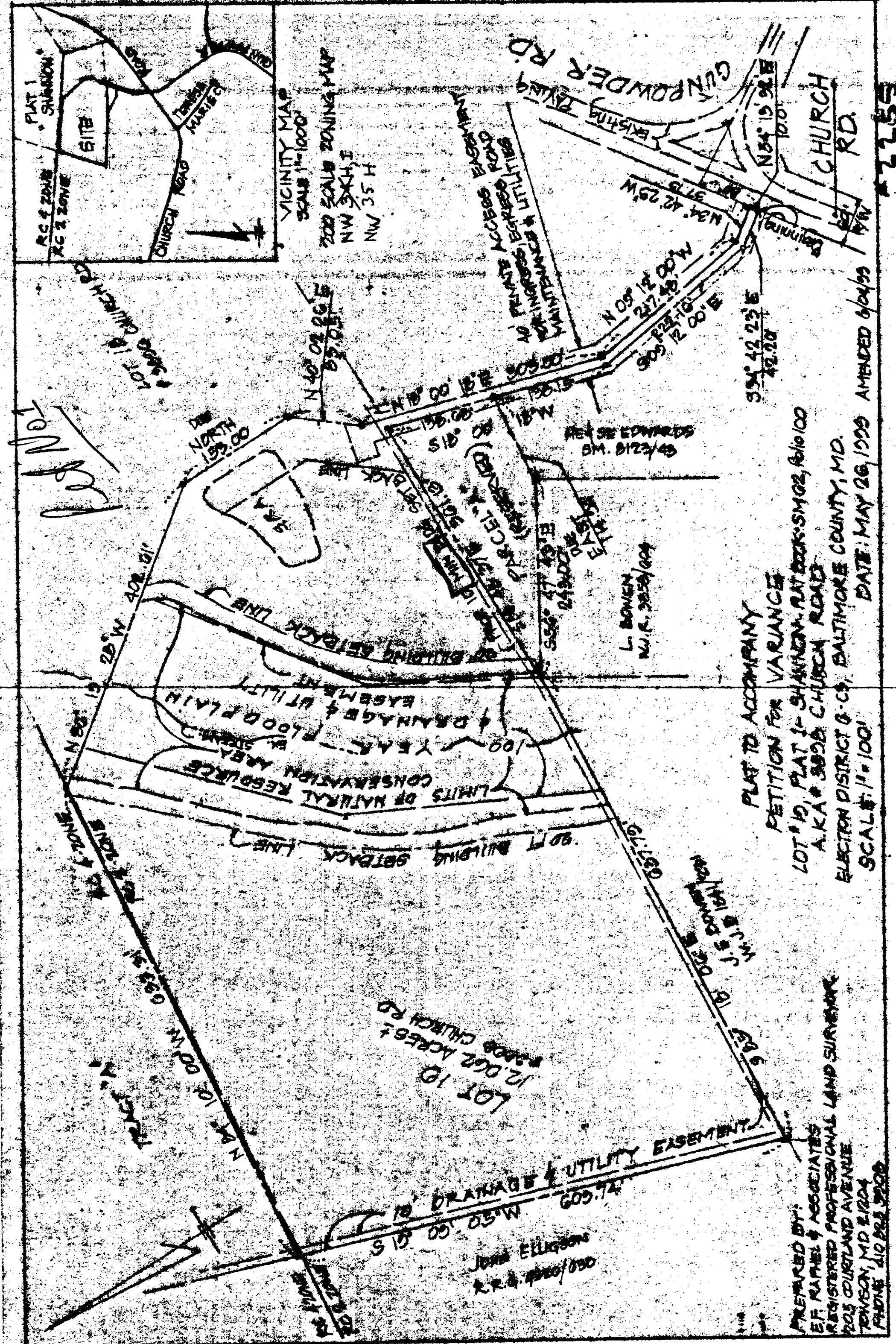
Return Service Requested

**E. James & Barbara Frack
P.O. Box 24
Monkton, MD 21111**



Baltimore County
Department of Permits and
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
Room 111
Return Service Requested

Randy & Linda Niles
710 Rockaway Beach Ave
Baltimore, MD 21221



PLAT TO ACCOMPANY

PETITION FOR VARIANCE

LOT 10, PLAT 1, SHANNON, PLAT BOOKS SM 02, 1010/100

A.K.A. 3805 CHURCH ROAD

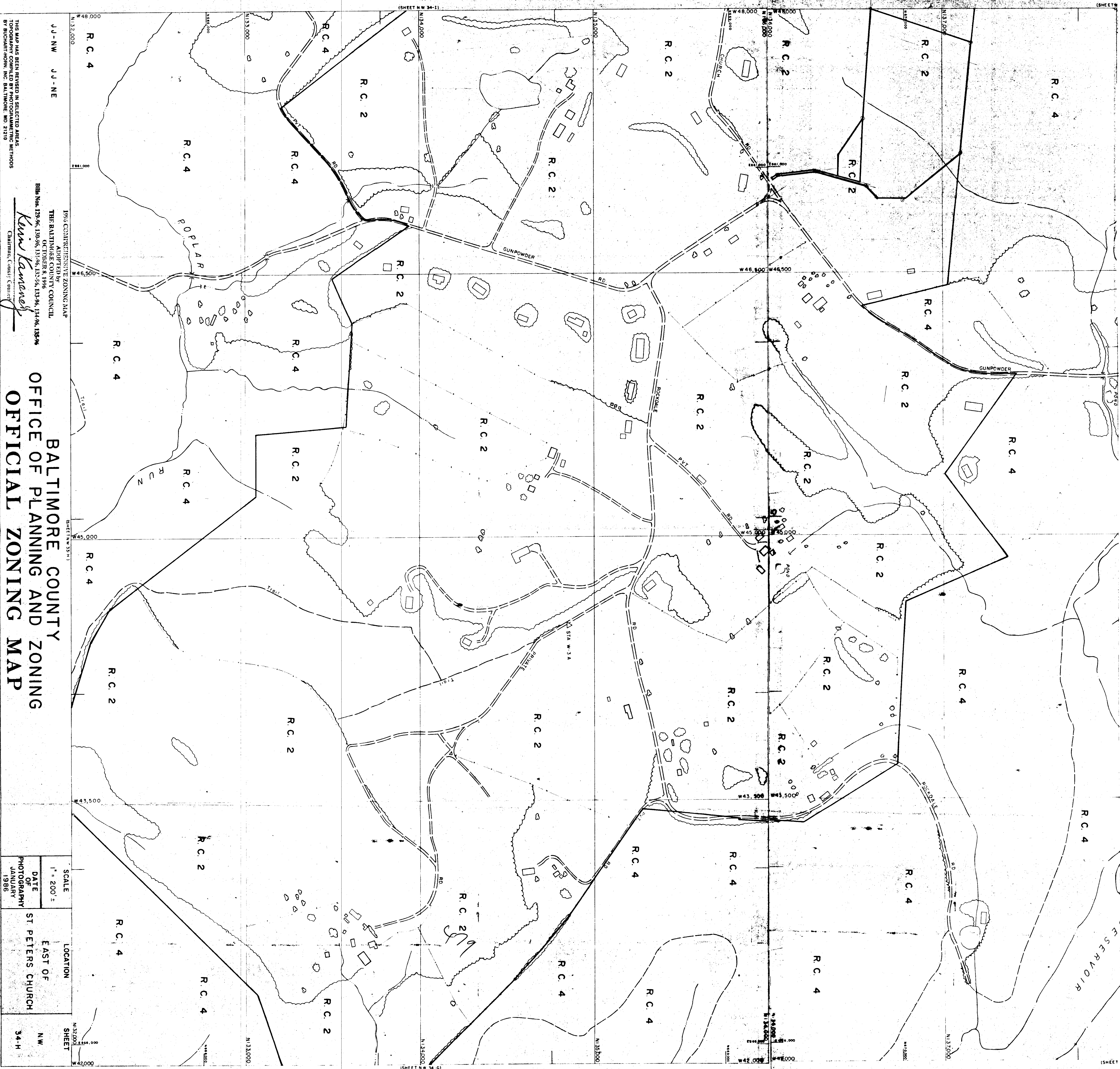
ELECTION DISTRICT G-C, BALTIMORE COUNTY, MD.

SCALE: 1" = 100'

DATE: MAY 26, 1999 AMENDED 6/24/99

PREPARED BY:
E.F. KAPPEL & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYOR
205 COURTLAND AVENUE
TOWSON, MD 21204
PHONE: 410.283.3200

JOHN ELLIOTT
R.R. 4, 1999/050



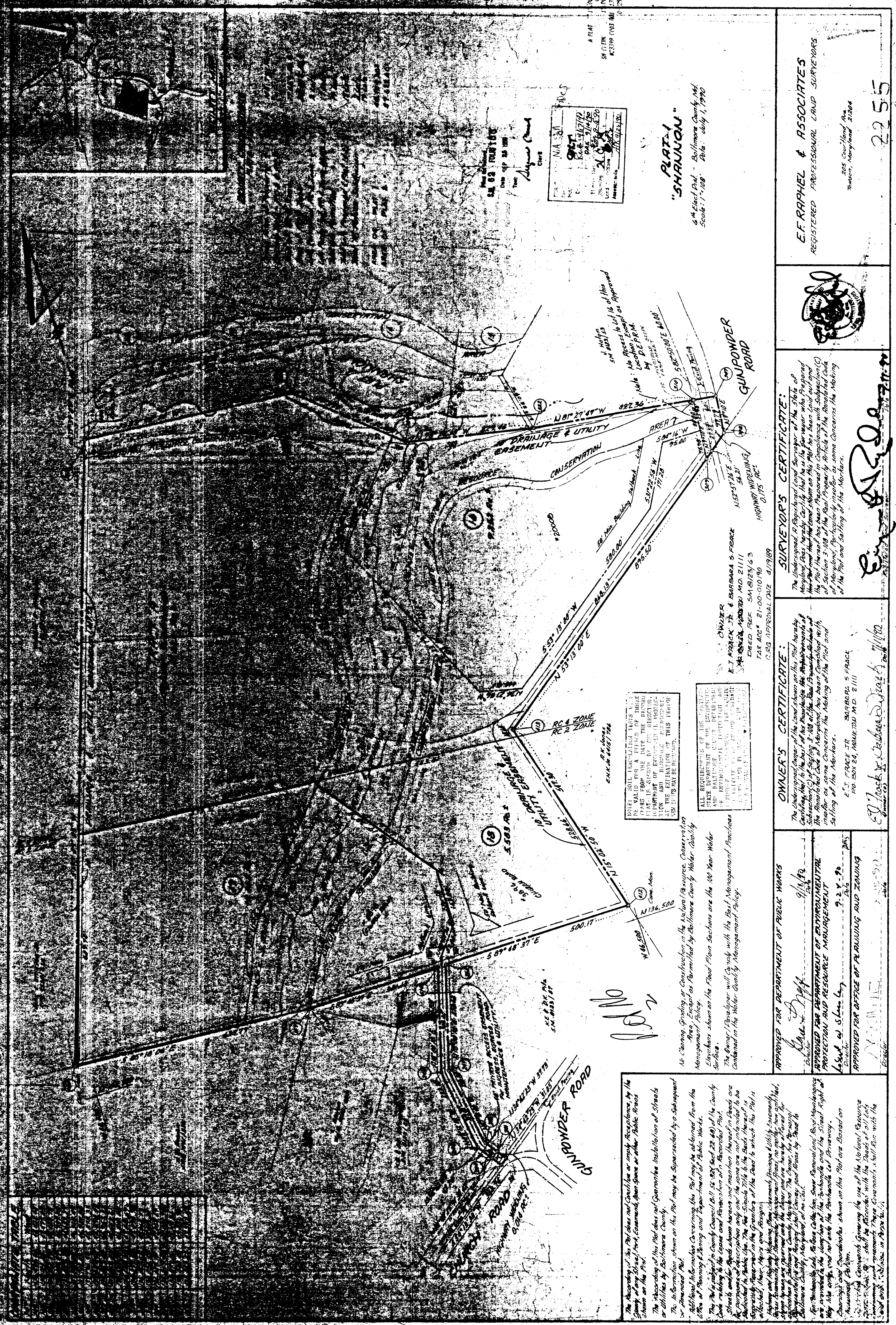
THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

1964 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 1964
Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96
Kenneth Kennedy
Chairman, County Council

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL
ZONING MAP

SCALE	LOCATION
1" = 200'	EAST OF
DATE	ST. PETERS CHURCH
PHOTOGRAPHY	
JANUARY 1966	
34-H	

UNAPPROVED



The recording of this Plat does not constitute an implied acceptance, by the County of any street, road, easement, open space or other public areas shown on this Plat.

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APPROVED FOR DEPARTMENT OF PUBLIC WORKS

APPROVED FOR DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

APPROVED FOR OFFICE OF PLANNING AND ZONING

OWNER'S CERTIFICATE:

The undersigned owner of the land shown on this Plat hereby certifies that the plat is a true and correct representation of the land shown on the Plat and that the plat is a true and correct representation of the land shown on the Plat.

SURVEYOR'S CERTIFICATE:

The undersigned Registered Land Surveyor of the State of Maryland, hereby certifies that this Plat is a true and correct representation of the land shown on the Plat and that the plat is a true and correct representation of the land shown on the Plat.

E.F. RAPHAEL & ASSOCIATES

REGISTERED PROFESSIONAL LAND SURVEYORS

205 Courtland Ave.

Baltimore, Maryland 21204

2255